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## 586 MAIN AVE W FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Sundre, Alberta



**Listing ID:**  
31387


**MLS ID:**  
A2240983

**\$1,149,000**



 **SARAH KENNEDY**  
 (403) 638-6499

 Real Broker  
 855-623-6900

 586 Main Ave W , Sundre , Alberta T0M 1X0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Zoning</b> C2	<b>Subdivision</b> NONE	<b>Nearest Town</b> Sundre
<b>Building Type</b> Commercial Mix,Mixed Use,Retail	<b>Year Built</b> 1998	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 2504Go
<b>Building Area (Sq. Ft.)</b> 9250.00	<b>Building Area (Sq. M.)</b> 859.35	<b>Lot Size (Sq. Ft.)</b> 24570
<b>Lot Size (Acres)</b> 0.56	<b>Roof</b> Metal	<b>Foundation</b> Slab
<b>Cooling</b> None	<b>Heating</b> In Floor,Natural Gas	<b>Inclusions</b> Rental Unit Appliances
<b>Restrictions</b> None Known	<b>Reports</b> Annual Property Operating Data,Formal Lease,RPR with Compliance,Title	

Turn-Key Commercial Investment – 586 Main Ave W, Sundre This high-visibility, income-generating FULLY RENTED 4-bay commercial property with Storage unit income and residential unit, is ideally situated on Sundre's busy Main Avenue West, offering maximum exposure to highway commercial traffic and versatile functionality for investors or owner-operators. Property Highlights: Four commercial bays, fully leased with strong, stable tenants. Spacious storage bay, ideal for warehousing or operations use. LEASED Attached 2-bed, 2-bath residential suite, perfect for staff housing, rental income, or owner-occupancy. LEASED Parking for 15+ vehicles with excellent access for larger vehicles, including trucks and trailers. Highway Commercial zoning, allowing for a wide variety of permitted uses. Strong curb appeal with updated signage, refreshed exterior, and clean layout. Recent Upgrades: Connected to town water (2021) Exterior repainted (2023) New membrane roof installed (2023) LED signage lighting installed (2024) Suite Updates: Fresh paint throughout New window for added efficiency New stove, dishwasher, and hood fan New tile installed by the balcony This property offers a solid income stream, flexible configuration, and is located in a growing, business-friendly community. Whether you're looking to expand your portfolio or establish a commercial base in Sundre, 586 Main Ave W delivers long-term value and strong upside potential.

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